

UNITED STATES BANKRUPTCY COURT
Northern District of California

In re: Mora House, LLC

Debtor(s)

Bankruptcy No.:	20-50631 SLJ
R.S. No.:	LRL-001
Hearing Date:	08/11/2020
Time:	10:00 am

Relief From Stay Cover Sheet

Instructions: Complete caption and Section A for all motions. Complete Section B for mobile homes, motor vehicles, and personal property. Complete Section C for real property. Utilize Section C as necessary. If moving party is not a secured creditor, briefly summarize the nature of the motion in Section D.

(A) Date Petition Filed: 04/13/2020 Chapter: 11
Prior hearings on this obligation: None Last Day to File §523/§727 Complaints: N/A

(B) Description of personal property collateral (e.g. 1983 Ford Taurus):

Secured Creditor [] or lessor []	Source of value: _____
Fair market value: \$ _____	Pre-Petition Default: \$ _____
Contract Balance: \$ _____	No. of months: _____
Monthly Payment: \$ _____	Post-Petition Default: \$ _____
Insurance Advance: \$ _____	No. of months: _____

(C) Description of real property collateral (e.g. Single family residence, Oakland, CA): Vacant lot on Mora Drive known as APN # 331-41-067

Fair market value: \$ 2,750,000.00 Source of value: Hart Appraisal Declaration If appraisal, date: 06/10/2020
Second on vacant lot on Mora Drive known as APN # 331-41-067

Moving Party's position (first trust deed, second, abstract, etc.):

Approx. Bal. \$ <u>13,264,318.71</u>	Pre-Petition Default: \$ _____
As of (date): <u>07/28/2020</u>	No. of months: _____
Mo. payment: \$ <u>137,139.00</u>	Post-Petition Default: \$ _____
Notice of Default (date): <u>04/15/2019</u>	No. of months: _____
Notice of Trustee's Sale: <u>6/27/19</u>	Advances Senior Liens: \$ _____

Specify name and status of other liens and encumbrances, if known (e.g. trust deeds, tax liens, etc.): Blanchard first lien \$2,441,803;
\$116,838 Property taxes POC 2 5/4/20

Position	Amount	Mo. Payment	Defaults
1 st Trust Deed: <u>Blanchard POC 3</u>	\$ <u>2,441,803.00</u>	\$ _____	\$ _____
2 nd Trust Deed: <u>Movant</u>	\$ <u>13,264,318.71</u>	\$ _____	\$ _____
Property Taxes \$116,838	: _____	: _____	: _____
	(Total) \$ <u>15,822,959.71</u>	\$ _____	\$ _____

(D) Other pertinent information: Movant's loan fully matured prepetition. Movant's loan is also secured by jointly administered FRE 355
real property valued at \$10,250,000.

Dated: 07/28/2020

/s/ Lewis R. Landau

Signature

Lewis R. Landau

Print or Type Name

Attorney for Platinum Loan Servicing, Inc.